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SUMMARY

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THE DESIGN OF LOW-COST HOUSING IN RELATION TO LOCAL CONDITIONS

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THE DESIGN OF LOW-COST HOUSING IN RELATION TO LOCAL CONDITIONS

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SUMMARY

Among most countries, UAR had made great efforts for the development of housing projects and specially to provide low income people with adequate houses at convenient installments through tenancy or ownership.

One of the greatest steps in this direction is the financial assistance of the government for these projects, in addition to the study made for minimizing the construction cost.

PART I

As an example for these efforts is the Redevelopment plan of "Port-Said":

(a) Planning had been done to adhere with socio-economic factors, which led to the redevelopment of three zones, one for the medium income people, the second for fishermen and agricultural people with low income, the third for those engaged in related activities. Each of these three communities had all the necessary services and utilities according to improved standards adopted for their respective occupants. Other vacant areas were appropriated for housing for high income groups.

(b) The design of the dwelling units was affected by the social conditions of the head of the family, his income and the number of his family members. According to these conditions the dwelling units were in the form of apartment buildings composed of 3 or 2 rooms with a hall and utilities for medium income groups, and 2 rooms with a hall and utilities for lower income beneficiaries. For related activities groups, row-houses were provided, composed of one room, a yard and utilities.

In all the dwelling units, special care was put to minimize the cost.

(c) Standardization of lots and yards was adopted, thus a control of the density of the population of the community was achieved. Therefore, utilities and general services had been

adequately provided. Standardization of rooms, windows and doors was also used for reducing the cost of the building and helping the completion in a short time.

(d) Estimation of rent: In order to lower the rent value than the commercial value of the market, the government gave many assistances, namely granting the land, omitting the cost of public utilities and setting a large period for capital amortisation without any interest. To justify the distribution of the dwelling units among the beneficiaries, certain rules had been put to organize the priority.

PART II

The use of prefabricated materials:

The prefabricated materials were used in the redevelopment plan of "Kena". Our observation on this experiment proved that these materials are beneficial in projects at remote places and where time factor is more important than economic side and that full prefabrication would be more successful in countries well advanced in industries.

Thus, we advise that countries which have social conditions similar to UAR would follow, for the time being, the classic ways of construction specially that the wages in such countries are comparatively low, helping in the same time in avoiding non-employment by giving work to more labourers.

PART III

The design of large structure should meet the requirements of their respective service areas in conformity with large range plan

Before the 1952 Revolution there was no public policy for the distribution of public buildings with respect to location. The most obvious example for this case was the ill-distribution and in the same time the lack of schools.

After the revolution the government was faced by such heritage and furthermore the increase of number of population and the new government policy for fighting against illitqracy. This led the government to create the educational buildings corporation, which was charged for planning, design and execution of schools all over the country, giving the care to minimize the cost of construction as much as possible.

The corporation, proving its success in building schools, took further steps in constructing various public buildings. Through this experiment, it was very clear that unifying different types of buildings helped to a great extent in constructing great numbers of these buildings in a relatively short time, moreover it facilitatestechnical supervision considerably and lowers the cost price of the construction, and so we advise to follow the same procedure in any country where large number of type-buildings are needed in a short time.

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